

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
WEDNESDAY, May 27, 2015**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, May 27, 2015, at 6:00 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Commissioners present included Greg Kuzmar, Jim Kessler, and Dominic Noce. Commissioners Kathy DeGuilio Fox and Rachel Delaney were absent with notice.

**General Substance of the Discussion**

**1. Proposed Highland Business Park on Kennedy Avenue**

Dan Botich, an Executive with Cender & Co., presented the Pro-Forma for a proposed business park on Kennedy Avenue. A brief discussion ensued. Commissioners would like further clarification of the figures within the report and more comparisons with the level of buildings that the Commission would like to obtain at this location. Commissioners asked Mr. Botich to obtain the assessment for the Land O'Frost building in Munster once that is available.

**2. Recess of the Study Session to Dedicate the Highland Gateway Monument sign at North Indianapolis Boulevard**

Commissioners recessed to dedicate the Highland Gateway Monument sign located at North Indianapolis Boulevard south of 81<sup>st</sup> Street. They were joined by Town Councilmen Dan Vassar, Bernie Zemen, Steve Wagner, and Mark Herak. Also in attendance were former Redevelopment Commissioners who initially worked on the project: Michael Maloney, Bridget DeYoung, and Heather Peterson. Mary Luptak, Highland Chamber of Commerce Director and SEH Landscape Architect, Jon Rubles, were also in attendance along with other members of the community. Once the ribbon cutting ceremony concluded, Commissioners returned to the Town Hall to continue the Study Session.

**3. Study Session Resumes**

The Study Session resumed at 7:45 PM.

**4. Town Theatre**

Commissioner Kuzmar reported on a meeting that he, Commissioner Noce, and the Director had with the Structural Engineer, Jim Kirk, from Enspect Engineering. This initial meeting provided a summary of findings and a final report will be provided forthwith. Mr. Kirk indicated that two trusses will need immediate shoring to avoid any further sagging in the roof structure. Two trusses will need to be replaced and the other two are about 50% intact. Mr. Kirk requested that further questions be held until the final report is issued and further explanations can be provided. Commissioner Noce stated that the timeline will be adjusted to reflect necessary roof repairs.

**5. Art & Cultural District**

The Commission discussed progress with the acquisition of 8630 Kennedy Avenue. The Director provided an appraisal that was contracted by the Order of Masons, the owner of the building. Commissioners requested that the Director and possibly one Commissioner meet with the owners to discuss the appraisal.

The Director reported that the owner of 2711 and 2717 Condit Avenue wrote a letter stating that he does not agree with the offering price. The Director will contact the owner and explain that the offer from the Commission must be the average of two appraisals. She will also request a copy of the appraisals that the owner stated were performed recently.

Commissioner Kuzmar and the Director discussed the last Art & Cultural District planning session with representatives from SEH and NIRPC, and the Public Works Director, John Bach. This meeting, held on May 18, 2015, centered on the infra-structure of the area, utilities, pipelines, potential transportation access of multiple types, and future renditions of the area. The next two meetings will be after the 4<sup>th</sup> of July. One meeting will be with the same group on materials that will be delivered to the public at the next meeting. The second meeting will be a presentation to those who indicated that they wanted to be on the Art & Cultural District Committee and to the public regarding progress to date on the plan.

The Director shared a copy of the survey that will run in the Town's newsletter, *The Gazebo Express* in June 2015. The survey asks questions regarding the Art and Cultural District and what the community would like included within the district.

**6. Redevelopment Commission Assistant**

The Director stated that she is currently interviewing candidates for the part-time position of Redevelopment Commission Assistant. Several from the first round of interviews will be selected to re-interview before a final selection is made.

**7. Highland Main Street**

Commissioner Kessler reported that the second annual Car Cruise is planned for Saturday, May 30, 2015. The rain date is Sunday, May 31, 2015.

**8. Development in Highland**

Director Petro answered questions from the Commission regarding projects and proposed projects in Highland.

**Discussion ended at 8:40 PM**